

**FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Staff Use Only

Date Received: _____

Date Accepted: _____

Planning District: _____

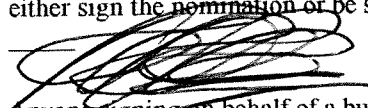
Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATIONName: Arthur Reeves Daytime Phone: 703-899-8038Address: 7915 Fitzroy Street Alexandria VA 22309Nominator E-mail Address: rreeves4@cox.net

Signature of Nominator (NOTE: There can be only one nominator per nomination):

 Rebecca Reeves

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

 Rebecca Reeves 9-20-05

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

SECTION 2: GENERAL INFORMATIONCheck appropriate supervisor district: ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ SpringfieldTotal number of parcels nominated: 3Total aggregate size of all nominated parcels (in acres and square feet): 66,976sq. ft. _____ acresIs the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No**SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.**

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

See enclosed addendum to
Section 4

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

See attachment

Current Plan Map Designation: WoodLawn Community Business Center in Sub-unit B-2 Tax map 110-((15))©002

Proposed Comprehensive Plan Designation: planned for neighborhood retail use

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 ½ x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

☐ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☒ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

See enclosed addendum to section 4 under Proposed Comprehensive Plan

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

Designations Section 6
revision 9/20/2005

APR# 05-IV-7MV

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SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
110115c0001	Castles Mary E.	8804 Cooper Road Alexandria VA 22309	8804 Cooper Road Alexandria VA 22309	21,780	70050390000300476255
110115c0003	Leone Salavatore J. Marie M	5202 Cedar Road Alexandria VA 22309	5202 Cedar Road Alexandria VA 22309	23,192	70050390000333476279
110115c0002	Arthur R & Rebecca J	8808 Cooper Road Alexandria VA 22309	7915 Fitzroy Street Alexandria VA 22309	22,004	owner NA

Addendum to Section 4: Current and Proposed Comprehensive Plan Designations

Revised 9/20/2005 per the request from Henri Stein McCartney 9/20/2005. Contact Henri at 703-324-2871.

Identify the current Comprehensive Plan designation for the land included in your nomination.

Below is information provided to me by Leslie Johnson:

From: Johnson, Leslie [mailto:Leslie.Johnson@fairfaxcounty.gov]
Sent: Tuesday, June 07, 2005 8:28 AM
To: Arthur Reeves
Cc: Gardner, Marianne; Murray, Regina C.
Subject: RE: 8808 Cooper Road

This parcel is located in the Woodlawn Community Business Center in Sub-unit B-2. It is tax map 110-1((15)) (C) 002. The text says: "Sub-unit B-2

Sub-unit B-2 is located along the east side of Richmond Highway south of Cooper Road. Parcels 109-2((2))3, 3A, 4, 4A, 5A; 110-1((17))3, 19 and 19A; 110-1((15))1, 2 and 3 are planned for neighborhood retail use at .35 FAR. Parcels 109-2((2))5 and 6A are planned for residential use at 16-20 dwelling units per acre with an option for hotel use. Parking areas are well screened and buffered from adjacent residential planned uses. Impacts on the adjacent environmental quality corridor are mitigated."

The property is 22,004 square feet in size. Although the Plan omits single circle "C", I believe the recommendation for retail at .35 FAR applies because the Plan map indicates that the parcel is planned for retail use. Under the current Plan recommendation, the development potential therefore would be about 7,700 square feet of retail use. Because of the Plan's specificity, a rezoning for residential use would not be in conformance with the Plan. We have an APR cycle coming up for the South County, (see the DPZ web page) so there is always the opportunity to submit a nomination. Given the size of the site though, consolidation with other parcels would definitely be a plus.

The existing zoning does allow for retail sales, but consolidation with the other parcels in the Keys and Russell Subdivision to provide a coordinated development makes sense.

Proposed Comprehensive Plan Designations. (Section 6 Justification) revision 9/20/2005

I request "consolidation with the other parcels in the Keys and Russell Subdivision to provide a coordinated development be waived" based upon the below information.

The property and adjacent properties are already zoned commercial; therefore what would be a reason/recommendation Fairfax County could provide as an incentive to develop residential? There are additional 17,000 jobs (at a minimum) moving to Ft. Belvoir. This property is only a few miles from Walker Gate for easy access, as the road structure from Walker Gate already exists. Residential property has exploded on the route one corridor to Ft. Belvoir while commercial property appears to be stagnant, except in the Hybla Valley area.

I desire the Proposed Comprehensive Plan Designations for 8808 Cooper Rd. property be zoned for office space. I desire office space approval for six professional office townhouse buildings per half acre, or equivalent

to twelve dwelling units per acre. This request is four less dwelling units per above already zoned Parcels 109-2((2))5 and 6a. My Proposed Comprehensive Plan Designations is logical planning for professional office townhouses. Additionally I request the FAR ratio for my C-8 property be increased to a minimum 77% FAR. I believe the requested additional FAR rating is justified due to the increase building height, and 20% reduction in parking requirements provided by the CRD. I believe the Route One Revitalization Plan also allows for off site parking. What other regulations concerning the Route One Revitalization Plan should I be aware of?

My desire is to build 6 professional office townhouse buildings three stories high at 800 square foot per floor; therefore, a FAR ratio of 77% is needed to build six 2,400 sq feet professional office townhouses. Since there will be three floors vertical space, my site plan design should be able to meet the setback, parking, lighting, curb and gutter, and water drainage requirements. The county fees involved in building these six professional office townhouses should offset any road improvement VDOT may deem necessary. Can you verify the VDOT requirements for Cooper and Cedar Road for six professional office townhouses built on my lot?

Below is another e-mail from Leslie Johnson:

Plan language for your site:

The property is zoned C-8. The C-8 regulations which list the uses permitted by right can be found on the eDPZ website under Zoning Ordinance. In the C-8 District office use (in a CRD) is limited to 85 % of the permitted FAR for the site which is 0.50. The lot is 22,004 square feet, which at an FAR of 0.50 would allow development of 11,002 sq.ft., of building floor area. However, only 85% of the 11,002 sq. ft. or 9,367 square feet could be developed as office use. In addition, you would have to provide on-site parking (a 20 percent reduction is allowed in the CRD), transitional screening and 15% of the site would have to be open space. You would have to file a site plan for any development on the lot which will require improvements to utilities, possibly curb and gutter and the like. This would be required regardless of the use proposed

Further logical justification:

Per enclosed documentation there are only two other commercial lots available for development and my lot is the corner or center lot. Lot 110115c0001 owned by Mary Castles has always been vacant (I don't know why) for as long as I can remember. I have been a Fairfax County resident since 1988.

Mary Castles and Mr. Salvatore have no desire to form a LLC to combine the three commercial lots for development.

Why should the adjacent vacancy of 8804 Cooper Road delay my desires/plans for my C-8 property? If Mr Salvatore desires not to act, this is OK also as his lot is parallel to Cedar lane and not Cooper road. The county allowing me to develop my lot as requested has no adverse affect on Mr. Salvatore's property ascetically and should not decrease his property value. On the other hand the approval of my request only increases the vacant property value for Mary Castles. I believe my requested improvements would increase the value of each adjacent C-8 property.

If the county denies me the professional office space increase in FAR for six commercial townhouse development, then, will the county approve rezoning for residential use at six to eight townhouse dwelling units per one half acre?

As an alternative to the mixed-use option, Parcels 101-3((1))100, 110-1((1))2, 51 and 52, may be appropriate for residential use at 4-5 du/ac. If this alternative is exercised, Parcel 2, which is substantial in size and located west of Dogue Creek, may be developed without consolidation with the other parcels. However, full consolidation of the parcels located east of Dogue Creek would be required to exercise this alternative on Parcels 100, 51 and 52. Further, if this alternative is exercised on parcels east or west of Dogue Creek, the following conditions should be met:

- Preservation of the environmental quality corridor surrounding Dogue Creek as open space;
- Dedication of needed right-of-way for planned roadway improvements is provided;
- Access is provided at a median break and coordinated with the planned roadway improvements; and
- An efficient internal circulation system is provided.

Sub-unit B-2

Sub-unit B-2 is located along the east side of Richmond Highway south of Cooper Road. Parcels 109-2((2))3, 3A, 4, 4A, 5A; 110-1((17))3, 19 and 19A; ~~110-1((15))1, 2 and 3 are planned for neighborhood retail use at .35 FAR.~~ Parcels 109-2((2))5 and 6A are planned for residential use at 16-20 dwelling units per acre with an option for hotel use. Parking areas are well-screened and buffered from adjacent residential planned uses. Impacts on the adjacent environmental quality corridor are mitigated.

**SUBURBAN NEIGHBORHOOD OUTSIDE WOODLAWN
COMMUNITY BUSINESS CENTER**
(Refer to Figure 11)

1. Parcels 109-2((2))7A, 9, 19 and 20 on both sides of Richmond Highway are predominantly floodplain and planned for open space.
2. The parcels fronting on the southeast side of Richmond Highway from Tax Map 109-2((2))10 to Mount Vernon Memorial Highway including Tax Map 109-2((2))10A-13D are planned for tourist-oriented retail shops such as crafts, antiques and collectibles up to .35 FAR. Development proposals should be consistent and compatible with those approved uses within the Woodlawn Historic District. The environmental quality corridor located in this area should be preserved as open space.

As an option and with substantial parcel consolidation, this area is planned for a well-designed hotel/conference center up to .50 FAR to serve Fort Belvoir and this tourist-related area. If this option is exercised, the following conditions should be met:

- Screening, landscaping and buffering should be provided in excess of that required in the Zoning Ordinance;
- Design, architecture and building materials and heights should be compatible with the Woodlawn Historic Overlay District Ordinance and approved by the Architectural Review Board;
- No access shall be provided on Mount Vernon Memorial Highway;

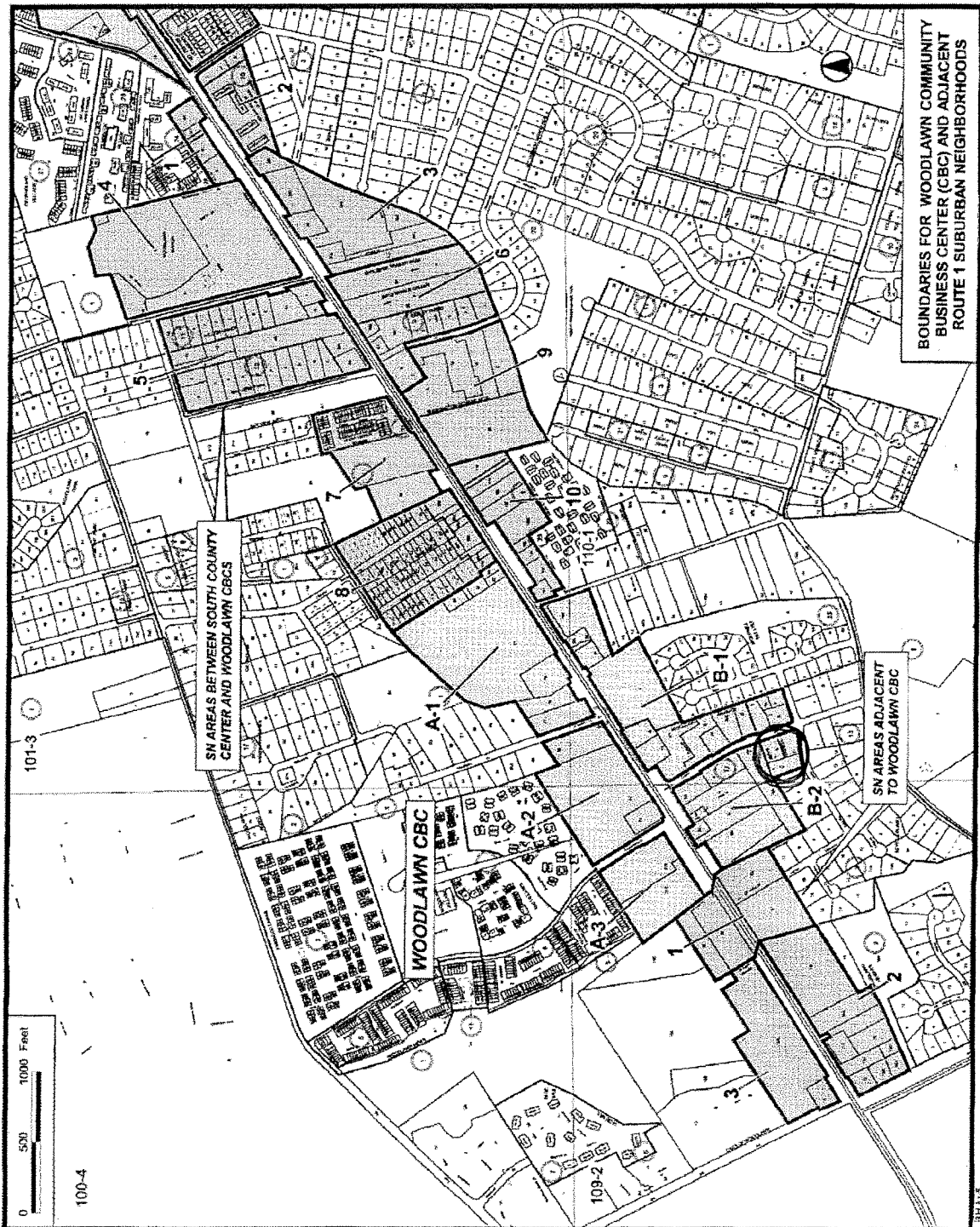
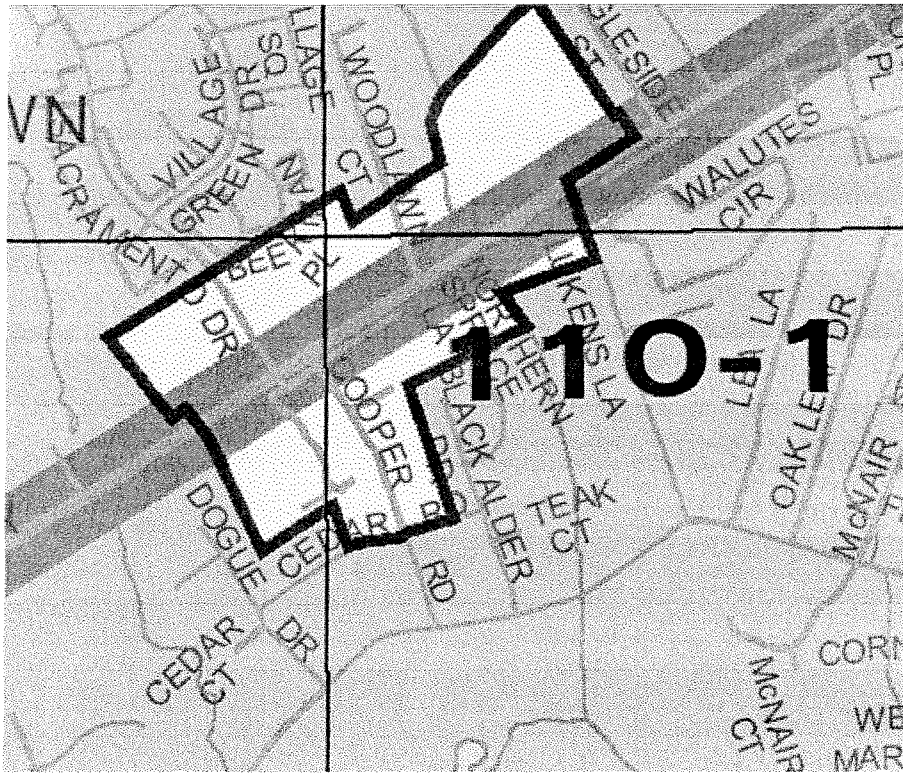


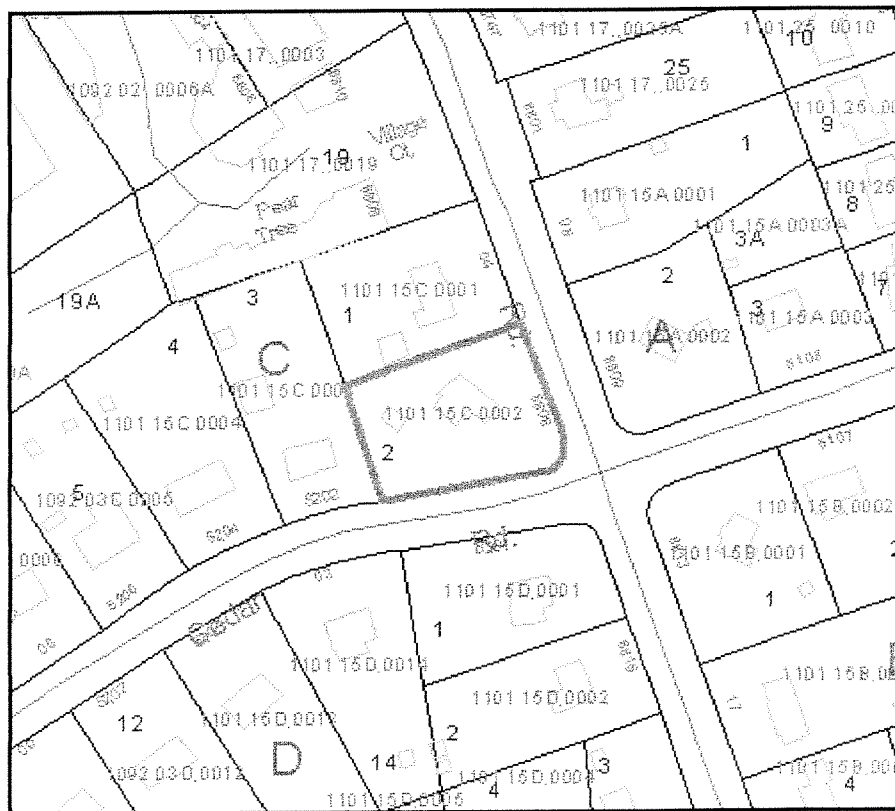
FIGURE 11



Comprehensive Plan Map

1101 15C 0002
8808 COOPER RD

REEVES ARTHUR R 3RD



Aerial Imagery © 2002 Commonwealth of Virginia
Fairfax © 2003

Source: Fairfax County Department
of Tax Administration, Real Estate Division.

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